

SHOPS TO LET – GROUND FLOOR

HARTLEPOOL

MIDDLETON GRANGE SHOPPING CENTRE

LOCATION: Middleton Grange Shopping Centre extends to over 500,000 sq. ft. and provides the prime town centre retail offer. The Centre is anchored by **Primark, B&M, TJ Hughes** and is home to a number of national retailers including **River Island, New Look, Boots, JD Sports and Sports Direct**. The scheme benefits from a number of multi-storey and surface car parks totalling circa 850 spaces. Footfall in the centre is circa **11 million** pa.

Notable recent lettings include:-

- **B&M – Former BHS space**
- **H&M - 20,000 sq. ft.**
- **The Entertainer**
- **Pandora**
- **Costa**
- **Boots Opticians**
- **Holland and Barrett**

AVAILABLE UNITS:

Unit	Area	Quoting Rent	Business Rates Payable	Service Charge
F1	1,733 sq. ft.	£50,000	£19,689.00	£19,307
142-143	4,200 sq. ft.	£75,000	£46,224.00	£46,224
174A	409 sq. ft.	£22,500	£ 9,699.50	£ 9,482
135	2,034 sq. ft. GF 1,349 sq. ft. FF	£43,000	£19,689.00	£19,307
90	959 sq. ft.	£35,000	£15,611.00	£15,309
92	1,648 sq. ft.	£40,000	£15,262.00	£14,966

RENT: All rents quoted are **exclusive** of Business Rates, Service Charge and Insurance.

RATES: The figures quoted above are an estimation and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC RATING: These are available on request.

LEGAL COSTS: Each party to bear their own legal and associated costs incurred in any transaction.

VIEWING: Strictly by appointment via **Green & Partners**, contacting:

Adam Bindman
020 7659 4822
adam.bindman@greenpartners.co.uk

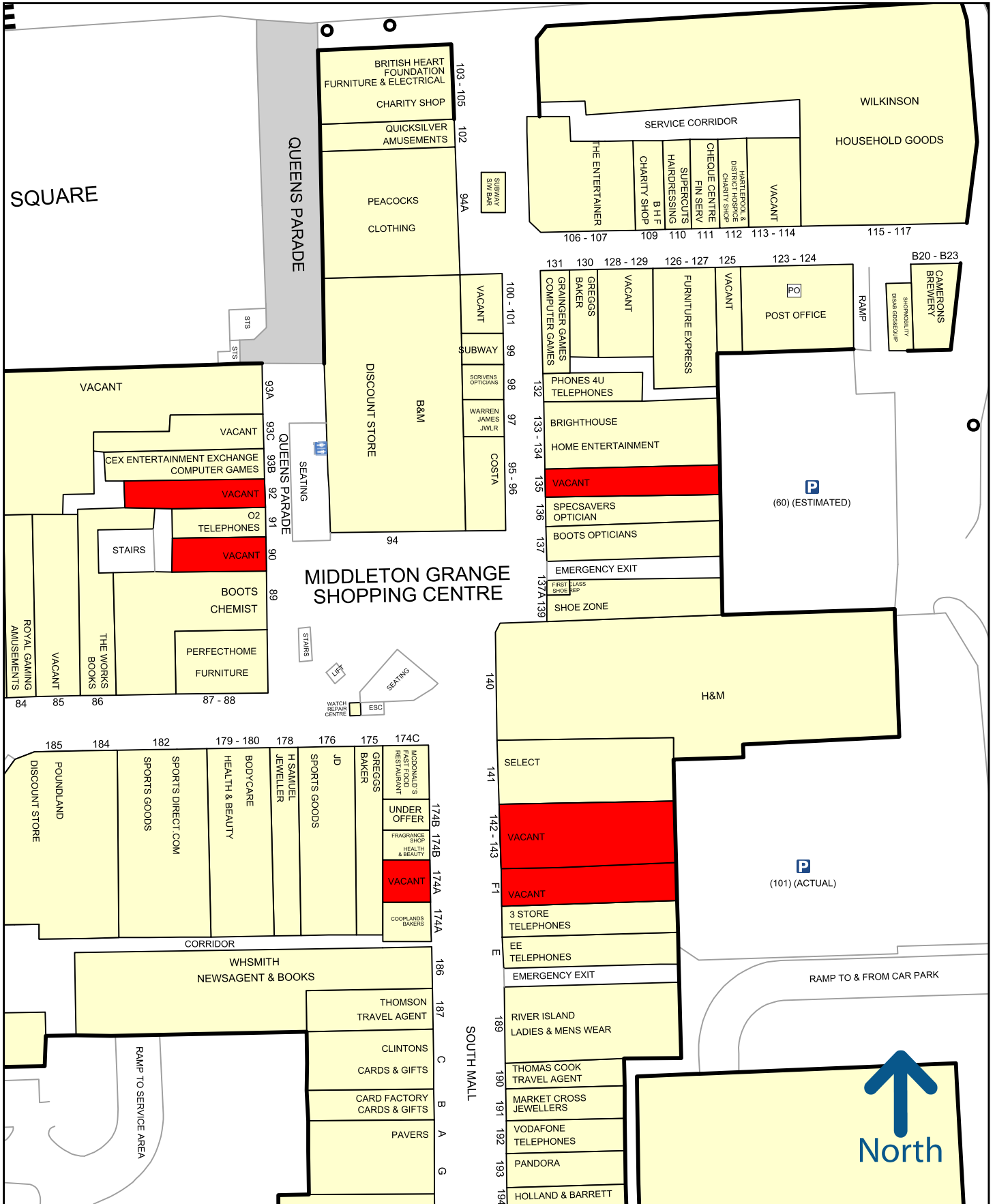
James Jenkins
020 7659 4842
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Or via our joint agents, **Barker Proudlove**, contacting:

Phil Coombes
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Subject To Contract



50 metres

Experian Goad Plan Created: 28/09/2017
Created By: Green and Partners

